



City of Charleston

Board of Architectural Review

May 13, 2015

DEPARTMENT OF PLANNING, PRESERVATION &
SUSTAINABILITY

Agenda Item 1:

310 & 320 Broad Street

Request conceptual approval for new construction of a mixed-use building to include 18-story residential tower, 592 car garage, retail and office space.

(Harleston Village)/ Old and Historic District



Context





SOUTH VIEW FROM BROAD ST.



WEST VIEW FROM ACROSS BARRE ST.



EAST VIEW FROM ASHLEY AVE.



NORTH VIEW FROM GADSDEN ST.



PORT BOWLER HOTEL, CHARLESTON, S.C.

the JASPER

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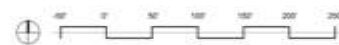
CHARACTER STUDY IMAGES

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SITE PLAN

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① Broad St - North
100' x 10'



② STREETSCAPE - BROAD NORTH
100' x 10'



KEY PLAN



③ BROAD STREET - SOUTH
100' x 10'



④ BROAD STREET - SOUTH
100' x 10'



1 CANAL STREET - SOUTH
475'



2 CANAL STREET - SOUTH
100' x 100'



3 CANAL STREET - NORTH
475'



4 CANAL STREET - NORTH
100' x 100'



KEY PLAN



5 BARRE STREET EAST
475'



6 BARRE STREET - EAST
100' x 100'



7 BARRE STREET WEST
475'



8 BARRE STREET - WEST
100' x 100'



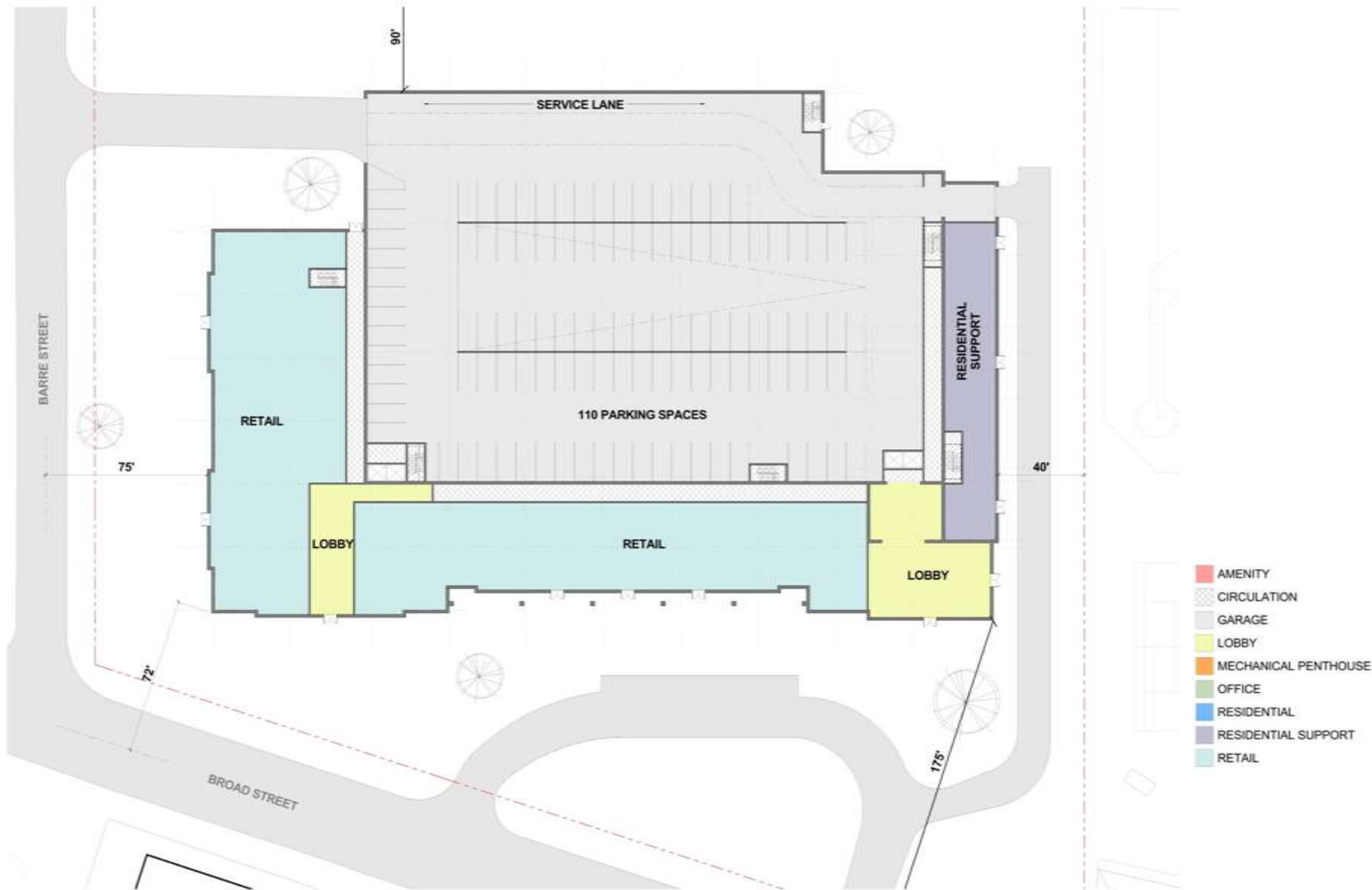
1 ASHLEY AVENUE - WEST
130' x 10'



2 ASHLEY AVENUE - WEST
130' x 10'



KEY PLAN



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1ST FLOOR & P1

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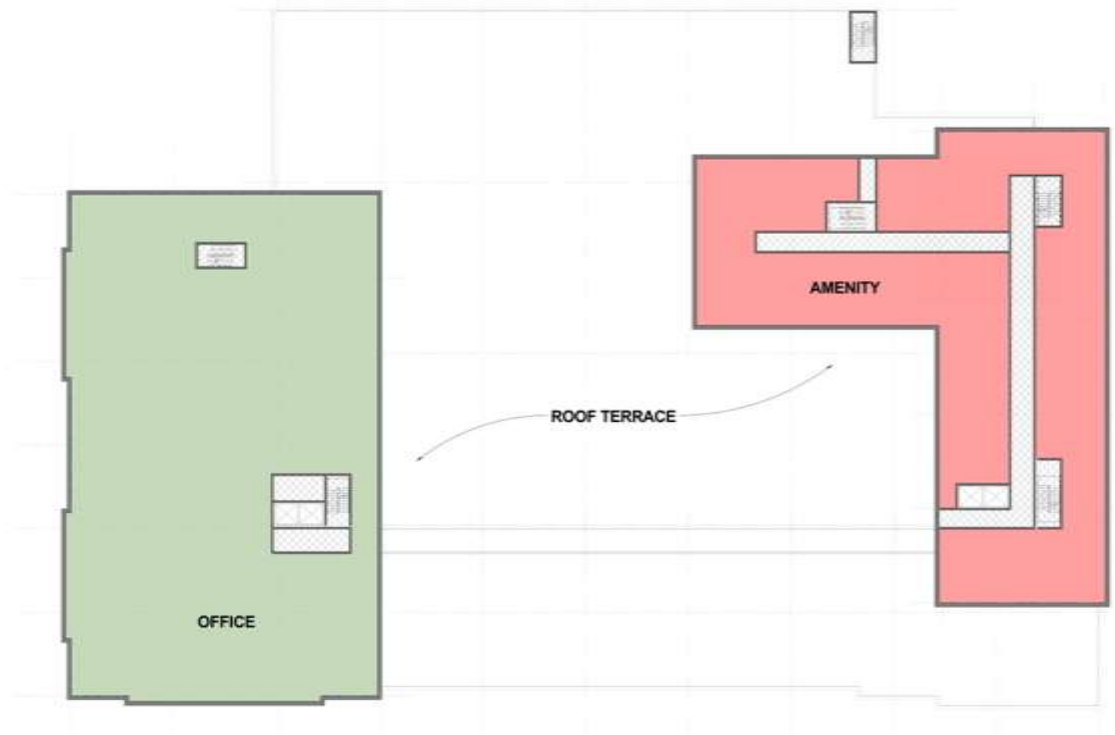




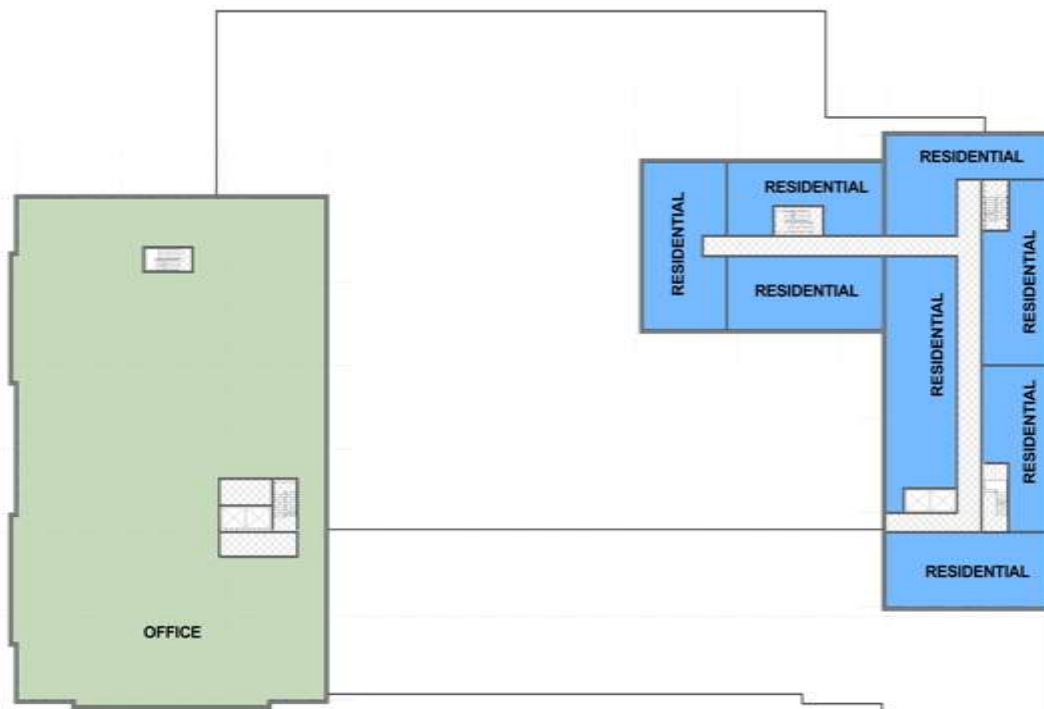
- AMENITY
- CIRCULATION
- GARAGE
- LOBBY
- MECHANICAL PENTHOUSE
- OFFICE
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- RETAIL



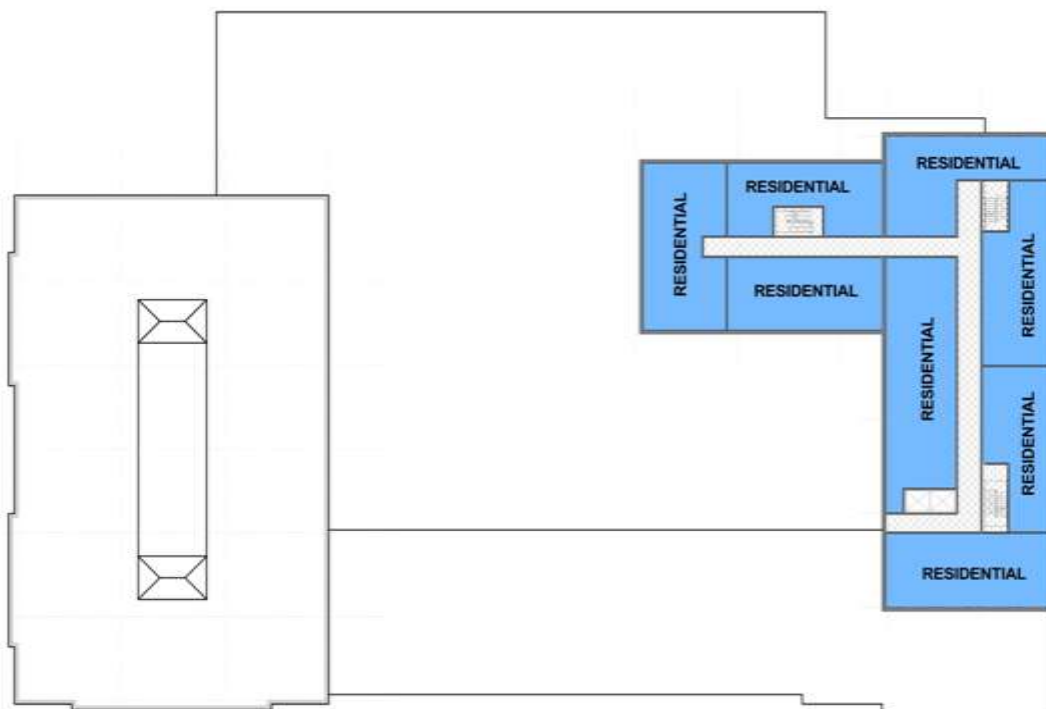
- AMENITY
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- MECHANICAL PENTHOUSE
- OFFICE
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- RETAIL



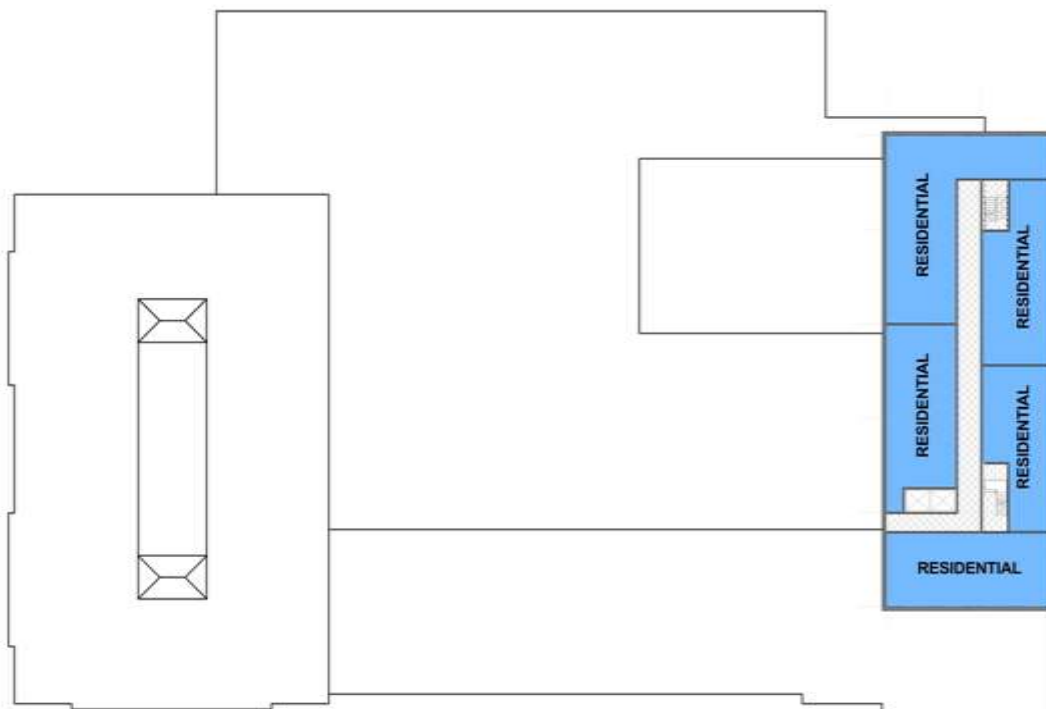
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- OFFICE
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- RETAIL



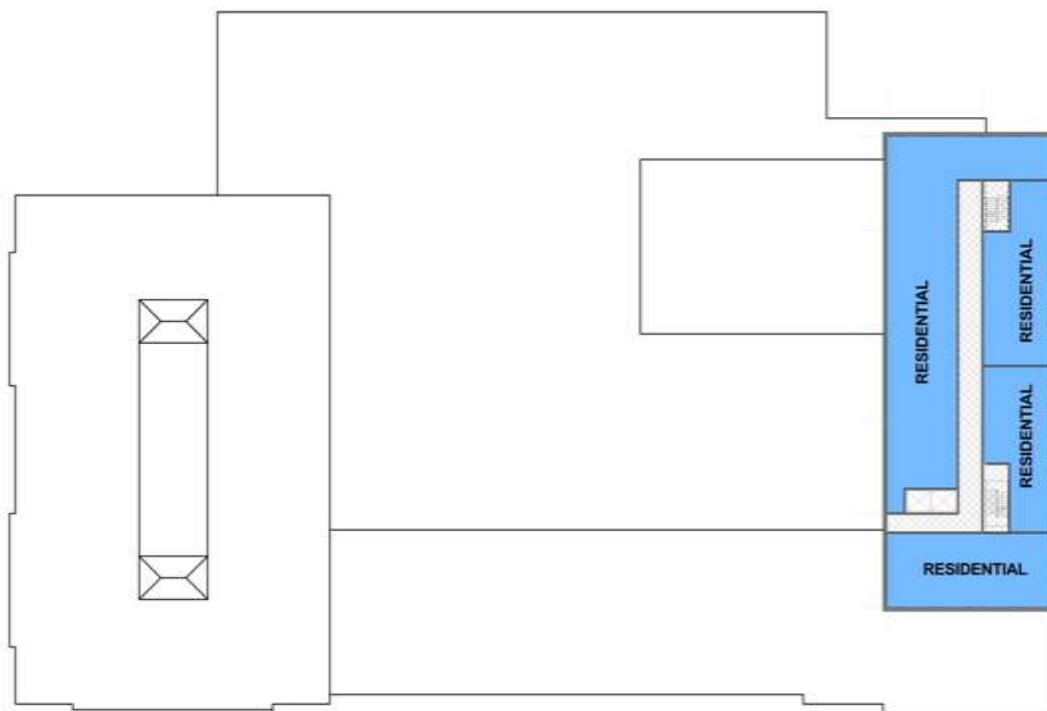
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- OFFICE
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- RETAIL



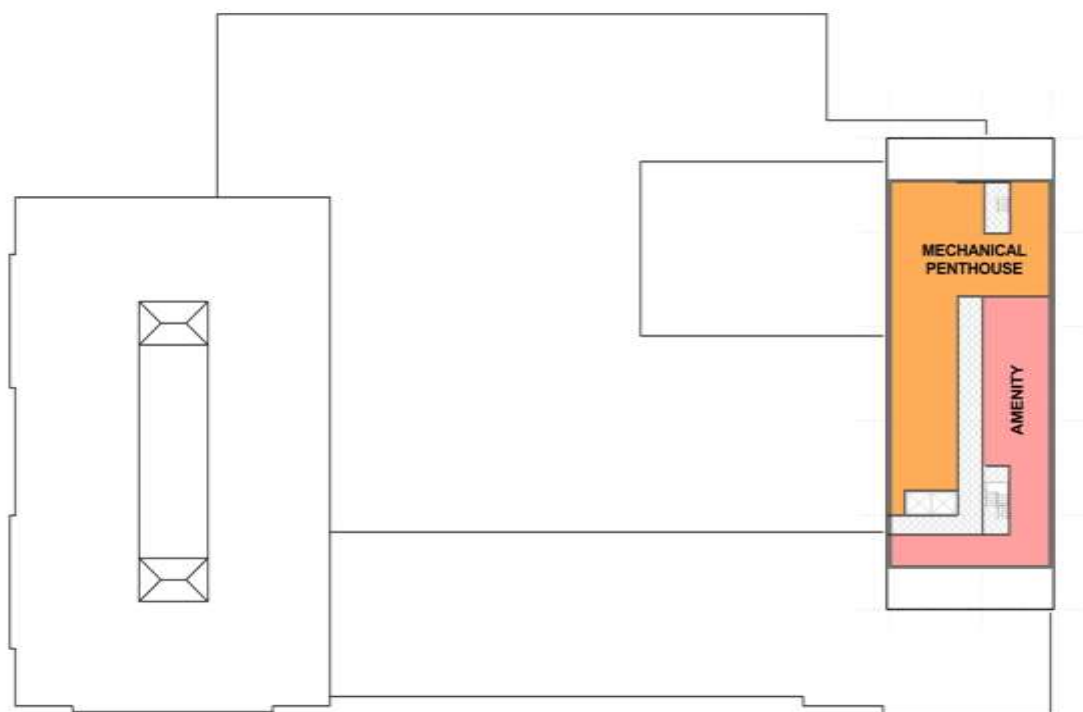
- AMENITY
- CIRCULATION
- GARAGE
- LOBBY
- MECHANICAL PENTHOUSE
- OFFICE
- RESIDENTIAL
- RESIDENTIAL SUPPORT
- RETAIL



- AMENITY
- CIRCULATION
- GARAGE
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- CIRCULATION
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- LOBBY
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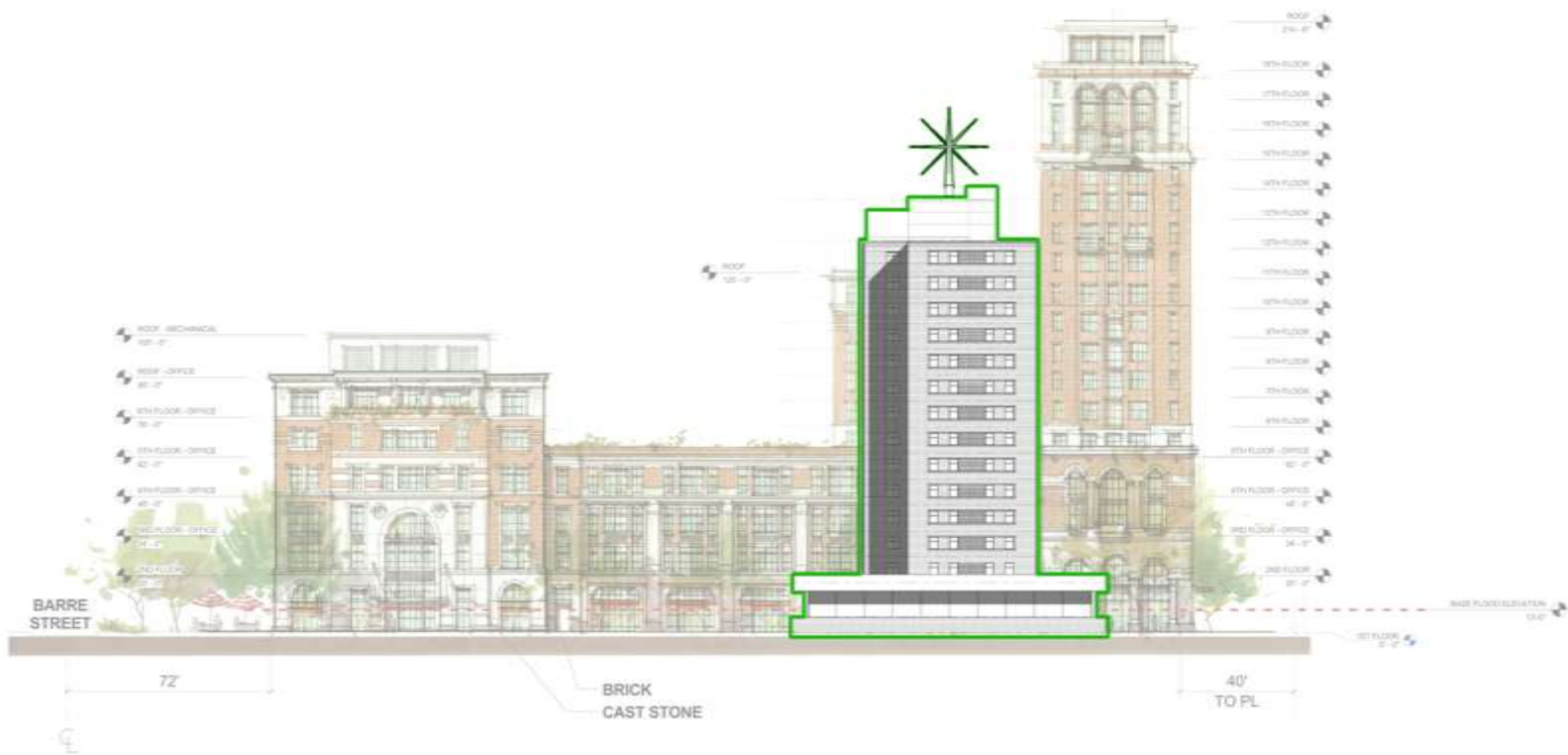
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SOUTH ELEVATION

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SOUTH ELEVATION

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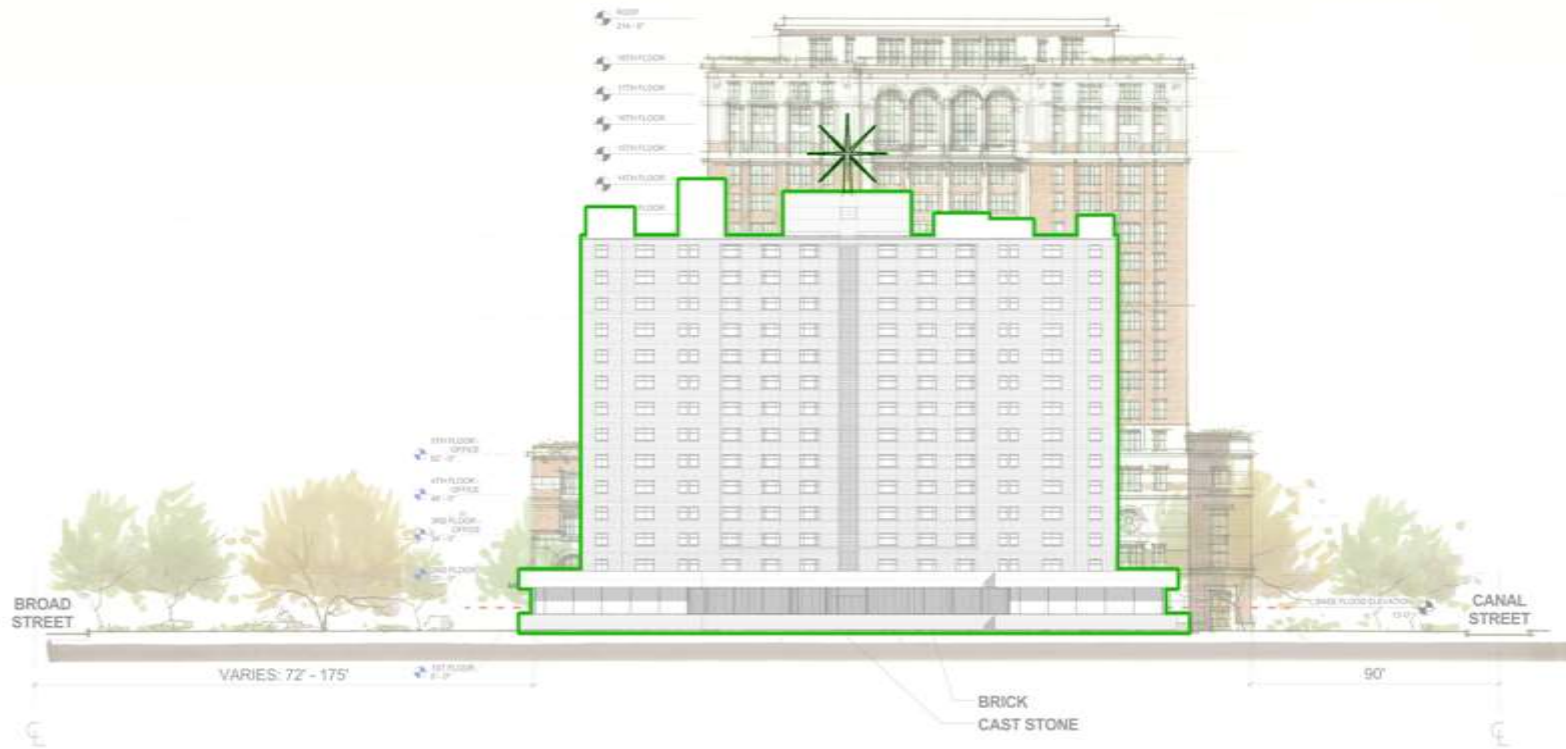
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EAST ELEVATION

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EAST ELEVATION

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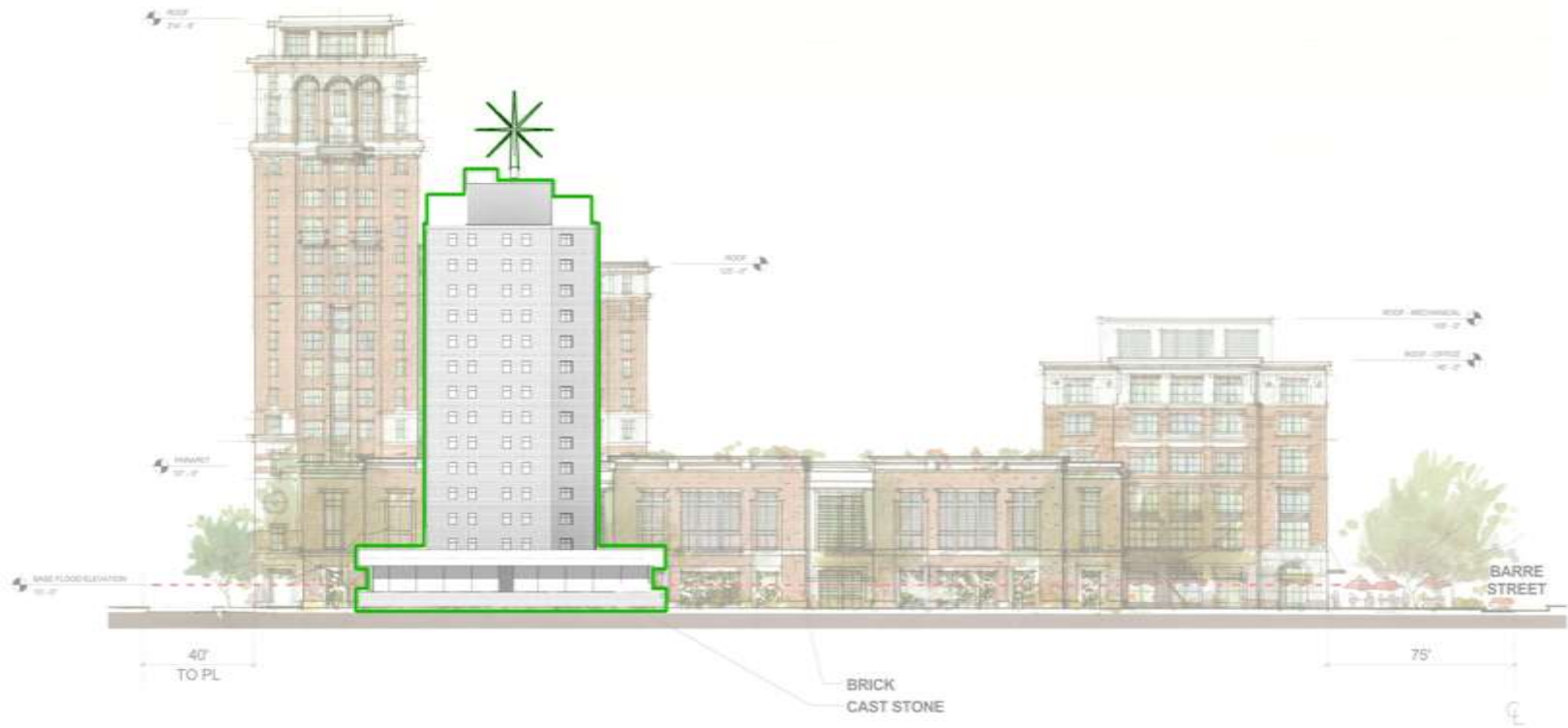
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NORTH ELEVATION

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NORTH ELEVATION

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WEST ELEVATION

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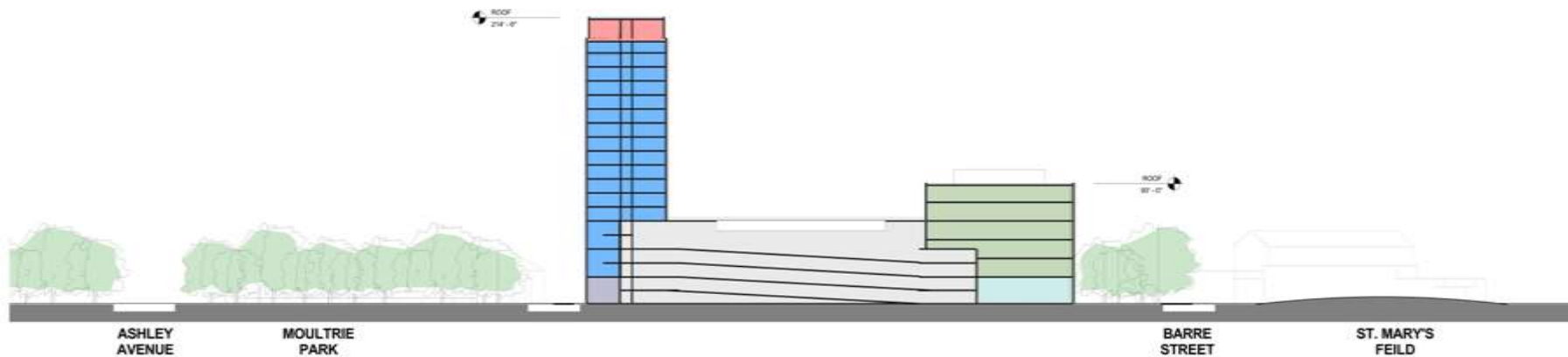
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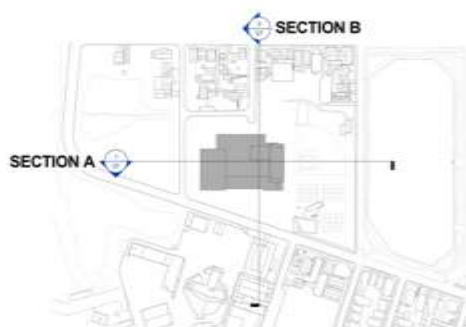


WEST ELEVATION

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1 SITE SECTION A
1"=30'



2 SECTION KEY
1"=300'



3 SITE SECTION B
1"=30'



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EXISTING VIEW

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CONCEPTUAL RENDERING

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CONCEPTUAL RENDERING

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VIGNETTE (OFFICE ENTRY)

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VIGNETTE (UPPER FLOORS)

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CONCEPTUAL B.A.R. SUBMITTAL

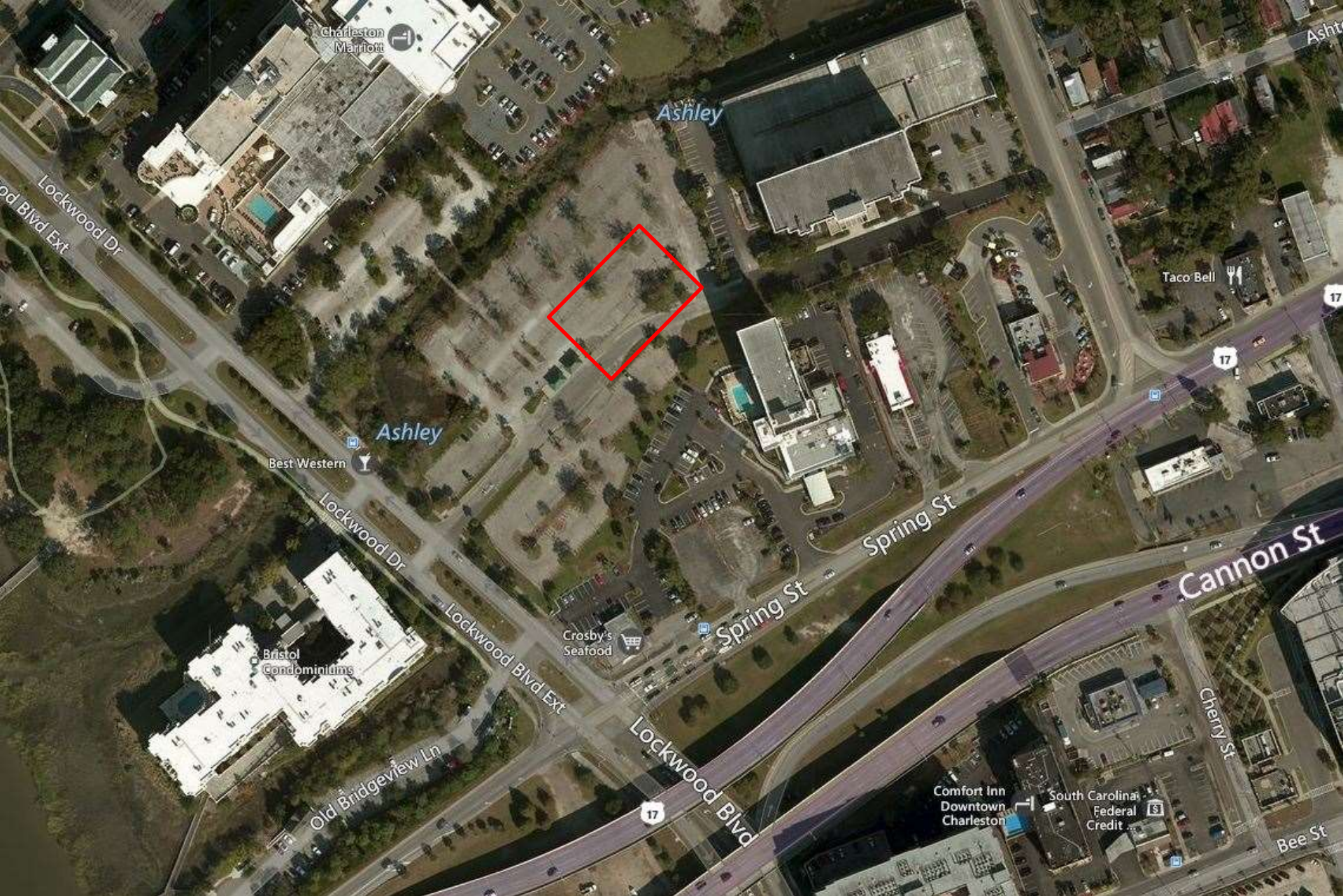
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Agenda Item 2:

382 Spring Street (22 Westedge)

Request conceptual approval for new construction of eight-story research building.

(Westside)/ Old City District



Context



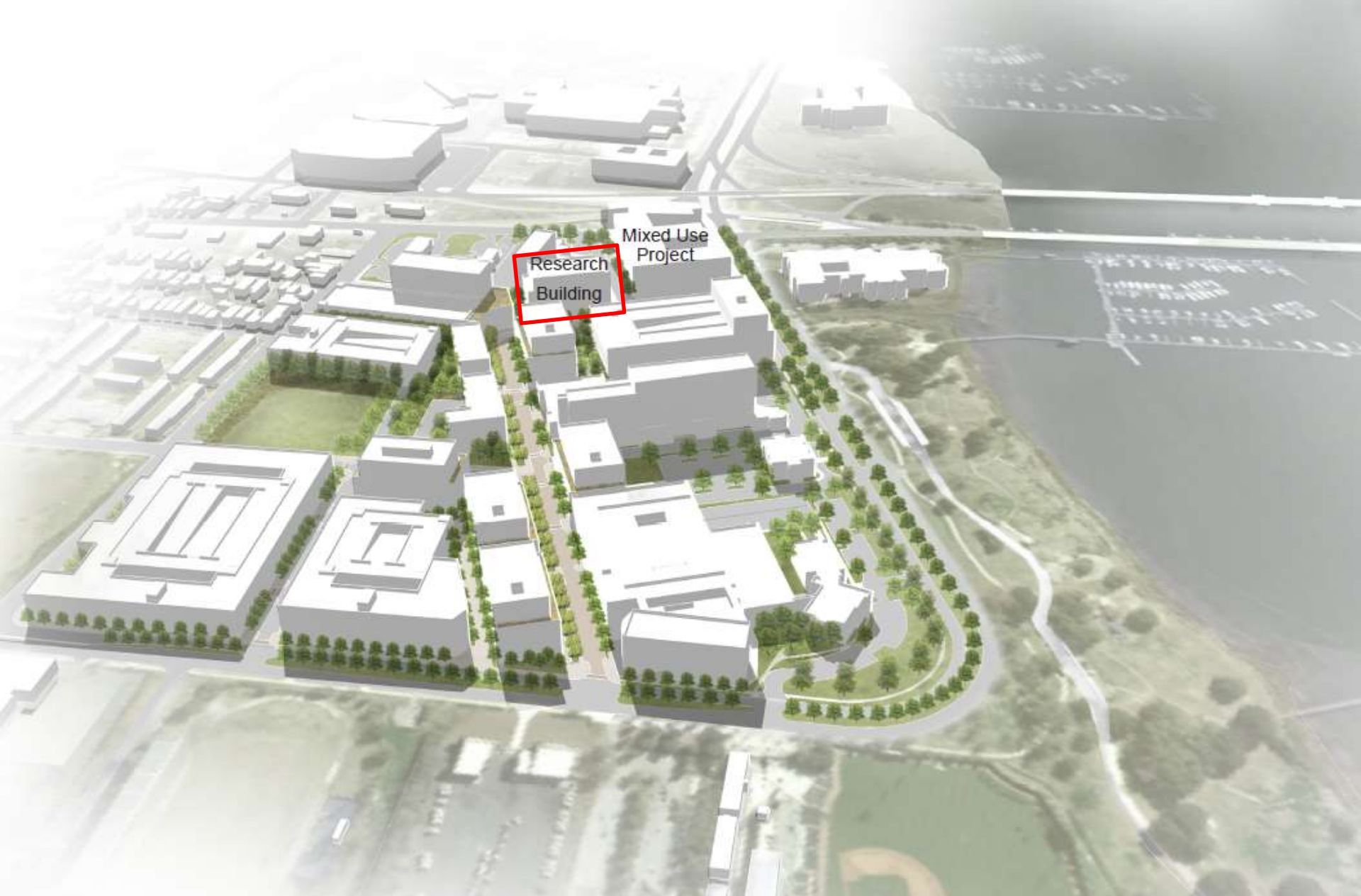
Existing site photos looking west from Ashley River Tower



Context photos Looking south east from Lockwood



Context photos looking north from Lockwood



Research
Building

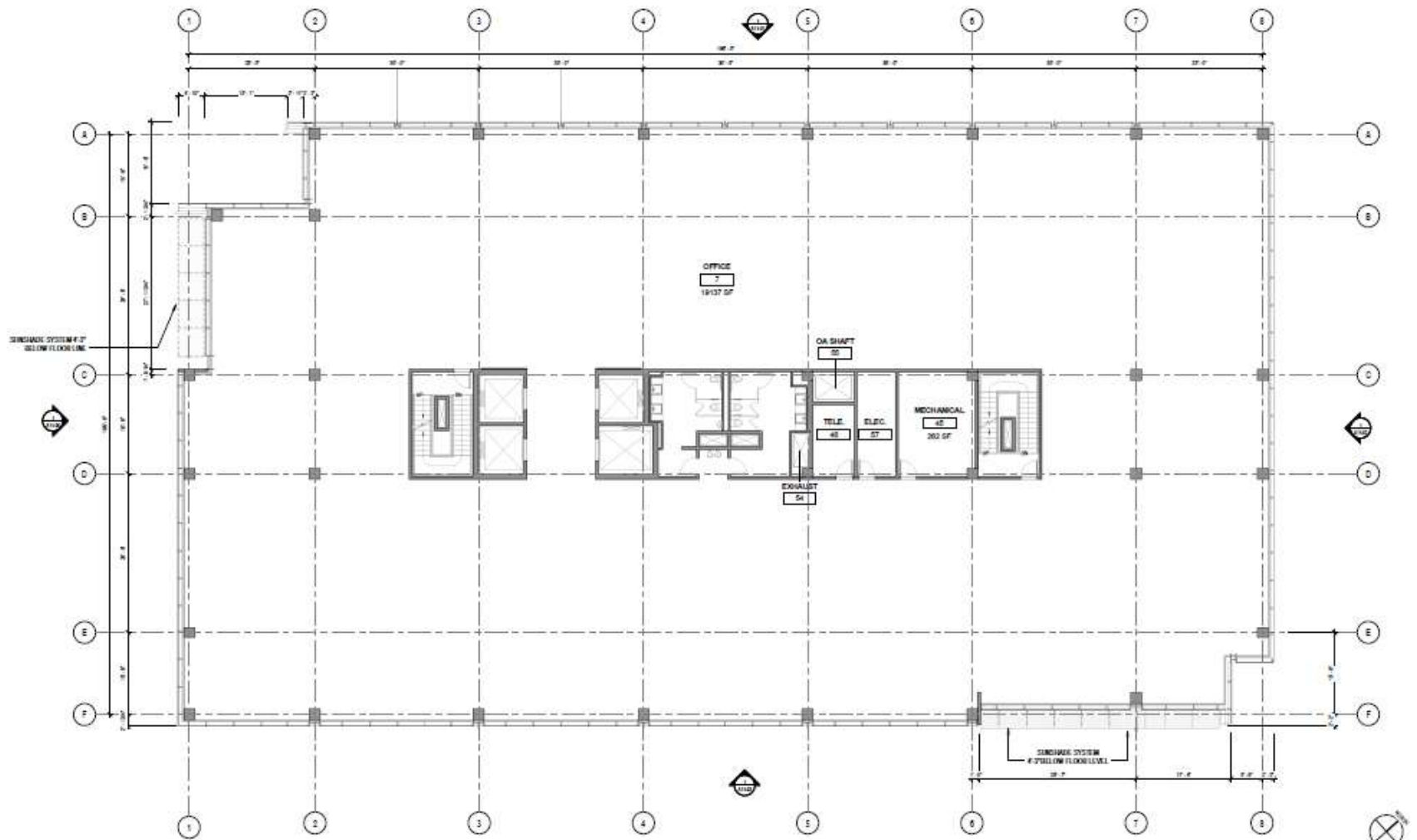
Mixed Use
Project



Vision for a new district

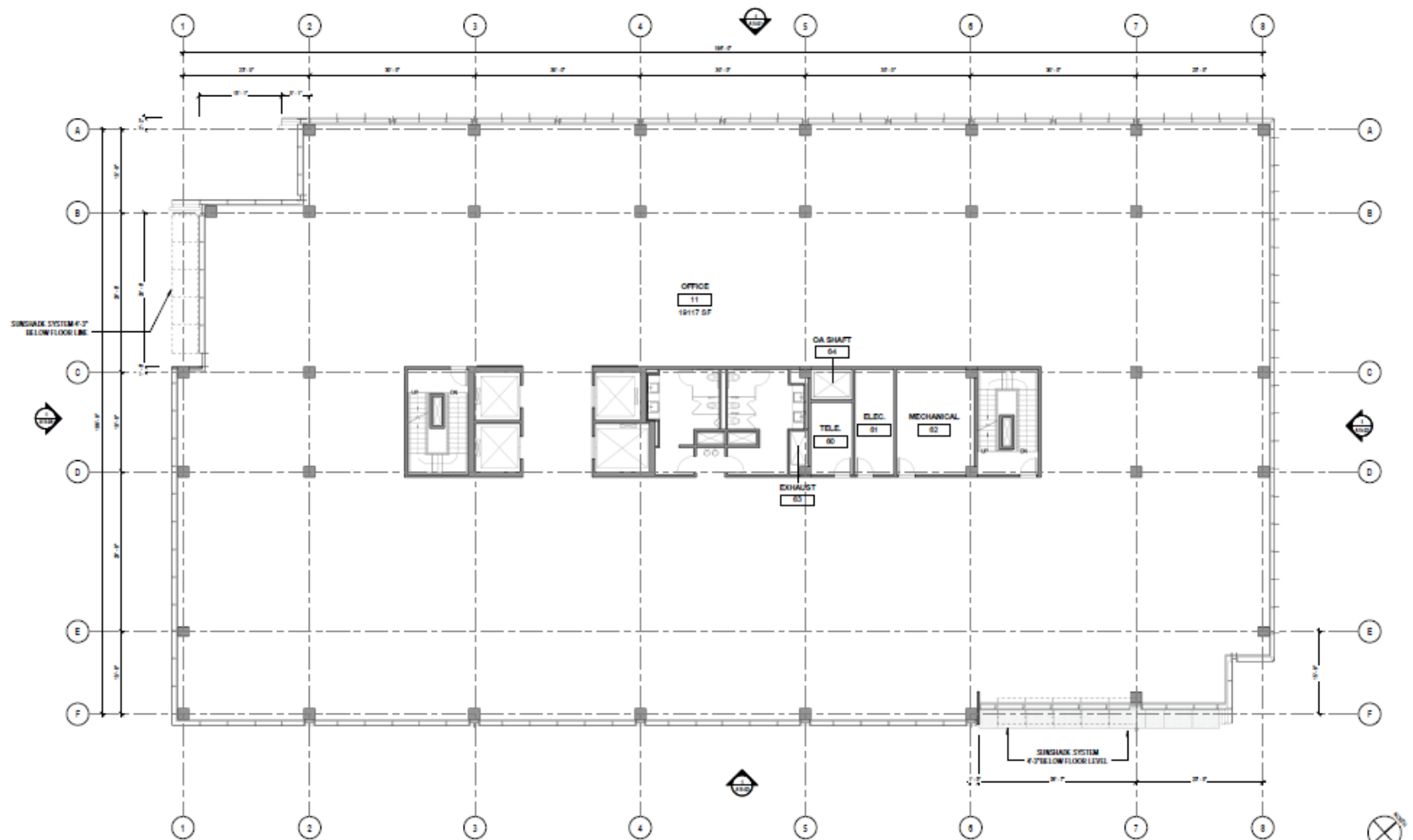


Ground floor plan



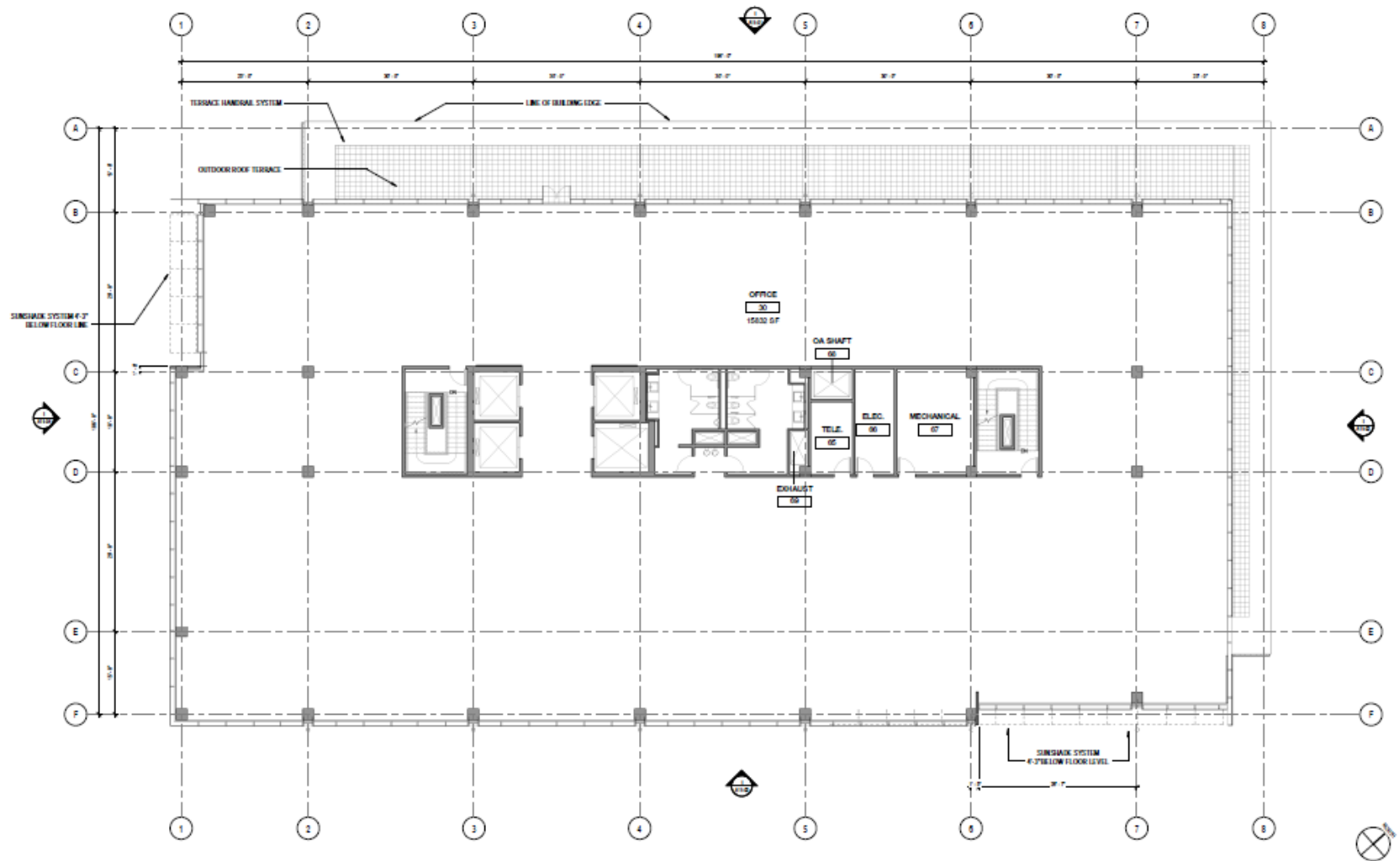
① TYPICAL FLOOR PLAN

Typical floor plan



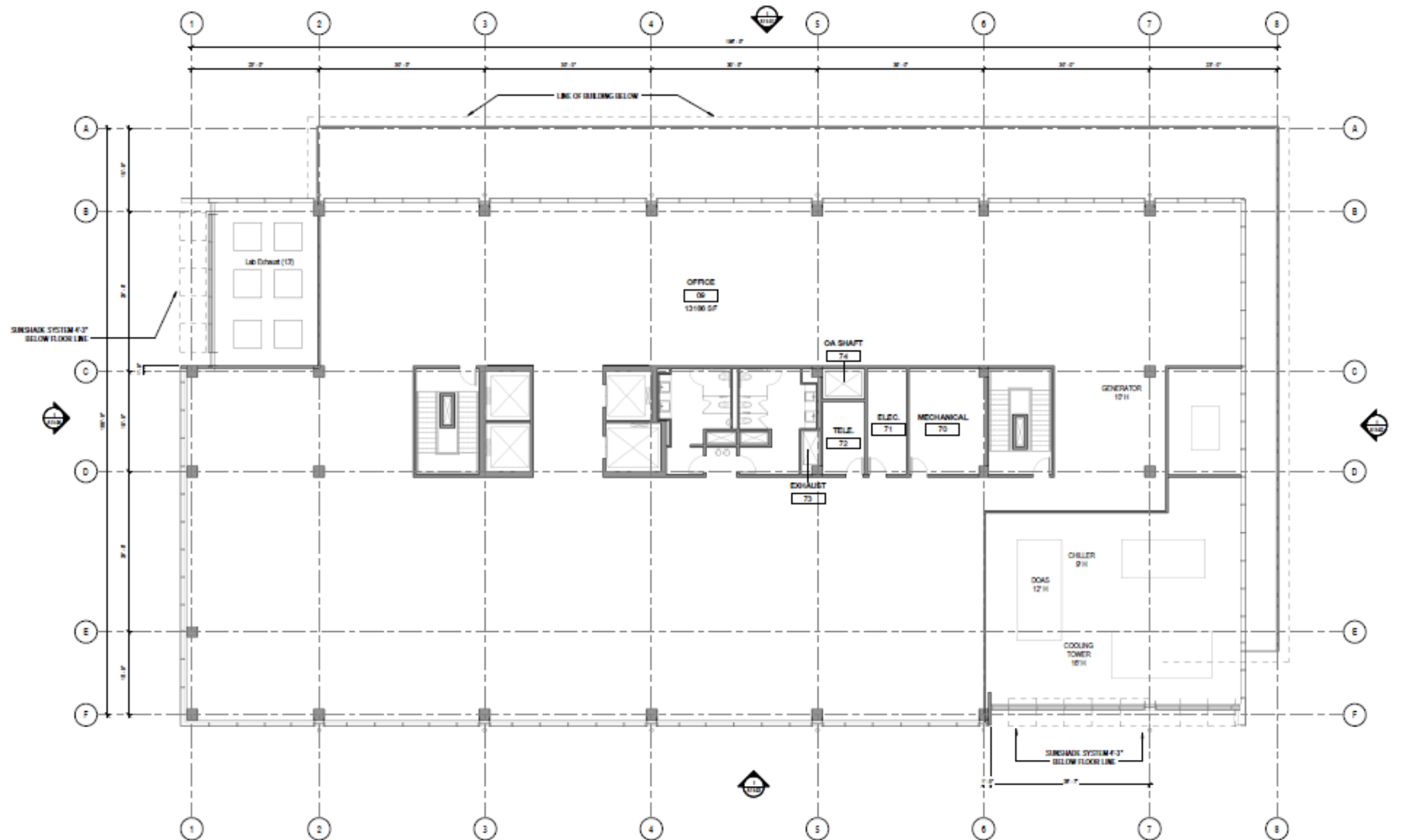
1 LEVEL 06 FLOOR PLAN

Level 06 floor plan



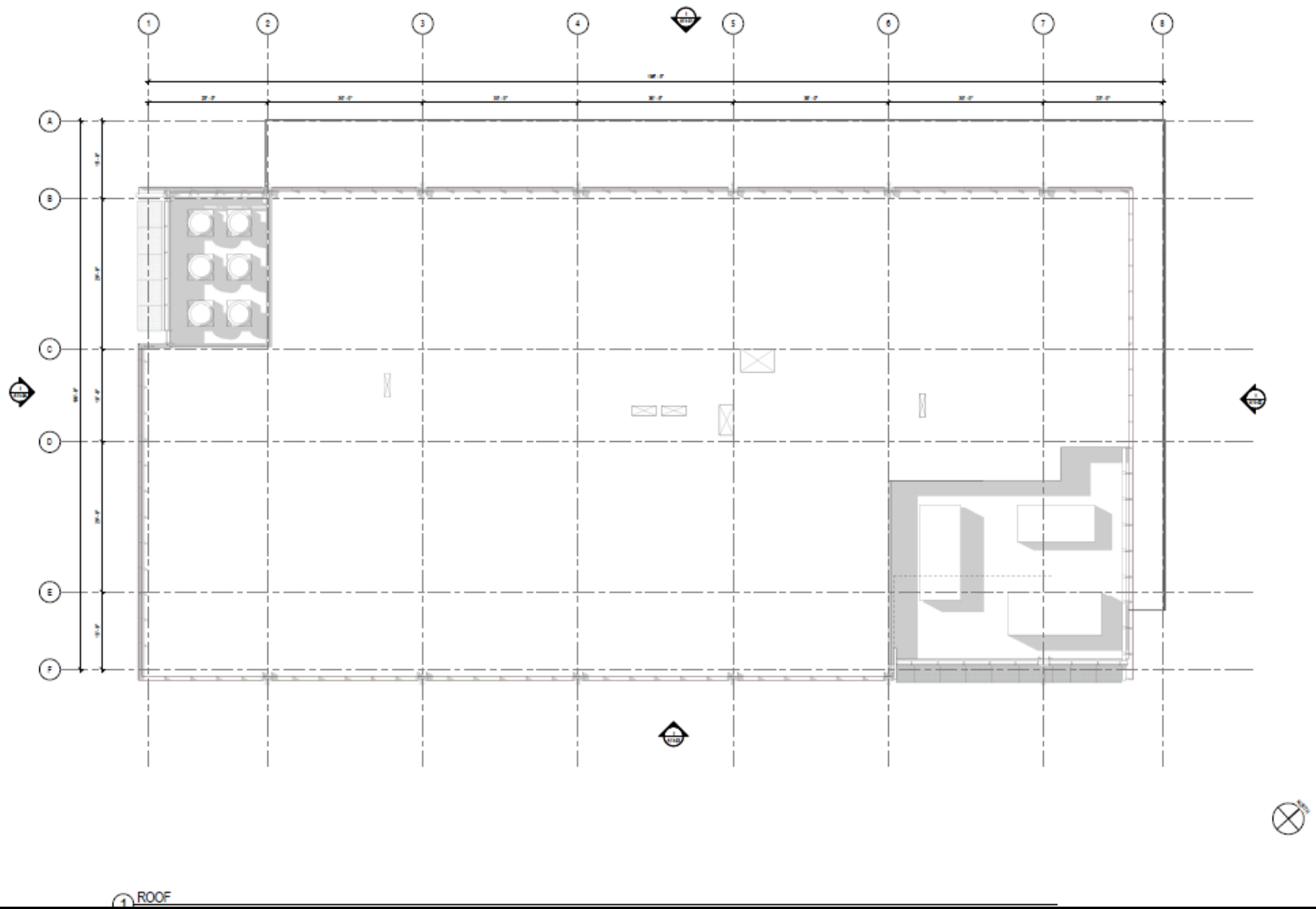
① LEVEL 07 FLOOR PLAN

Level 07 floor plan

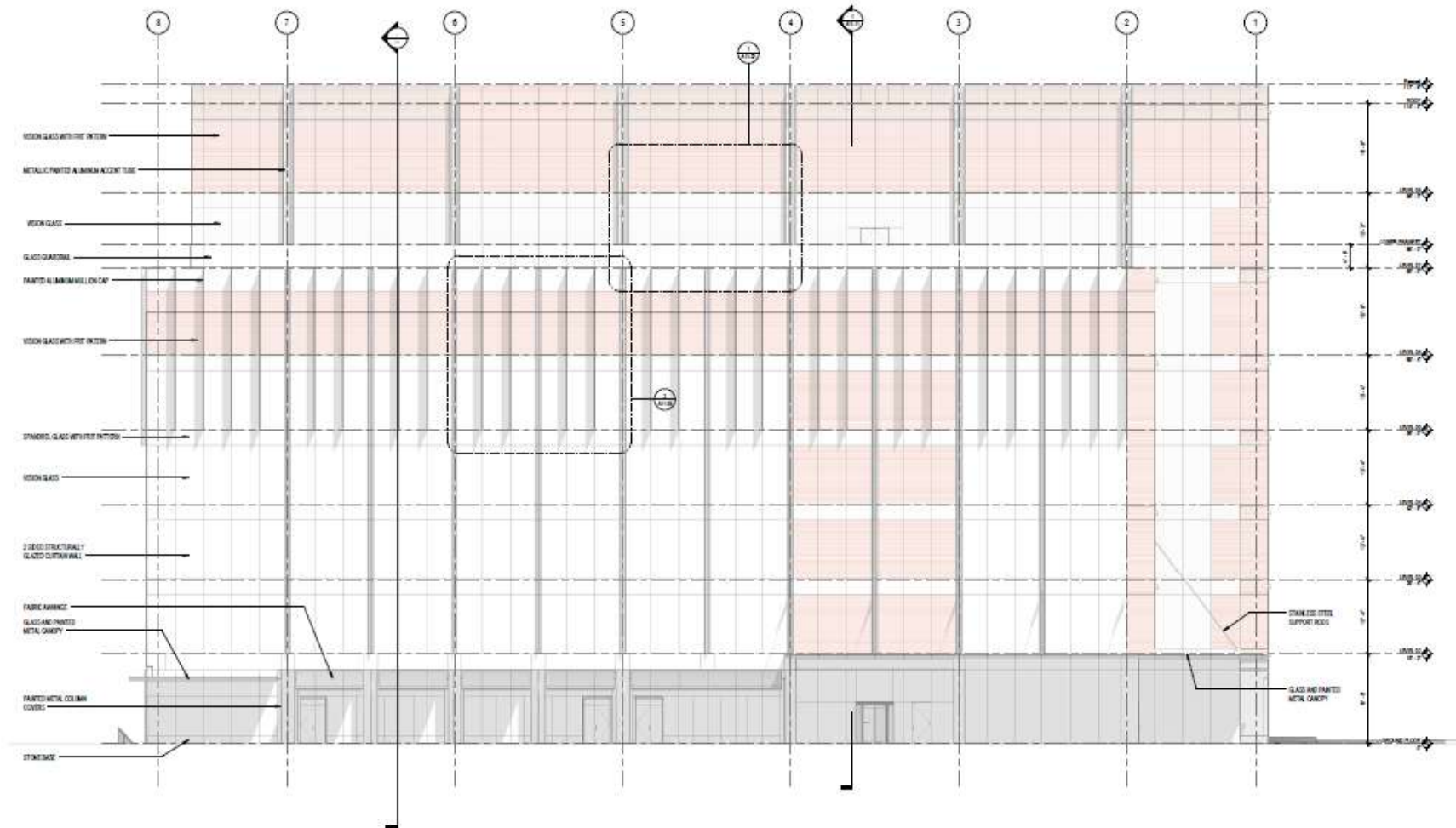


① LEVEL 08

Level 08 floor plan

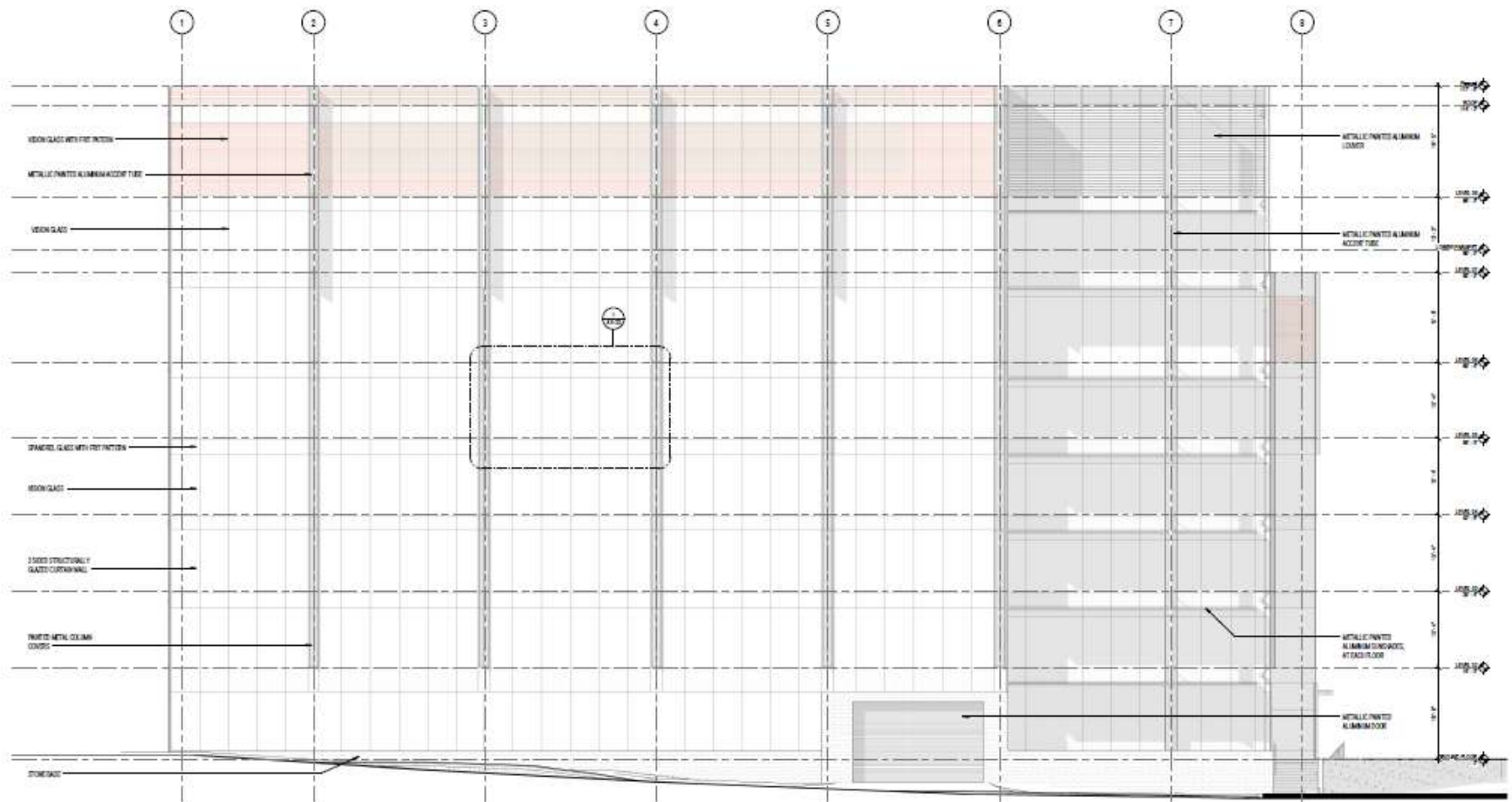


Roof plan



① BUILDING ELEVATION - WEST

West elevation



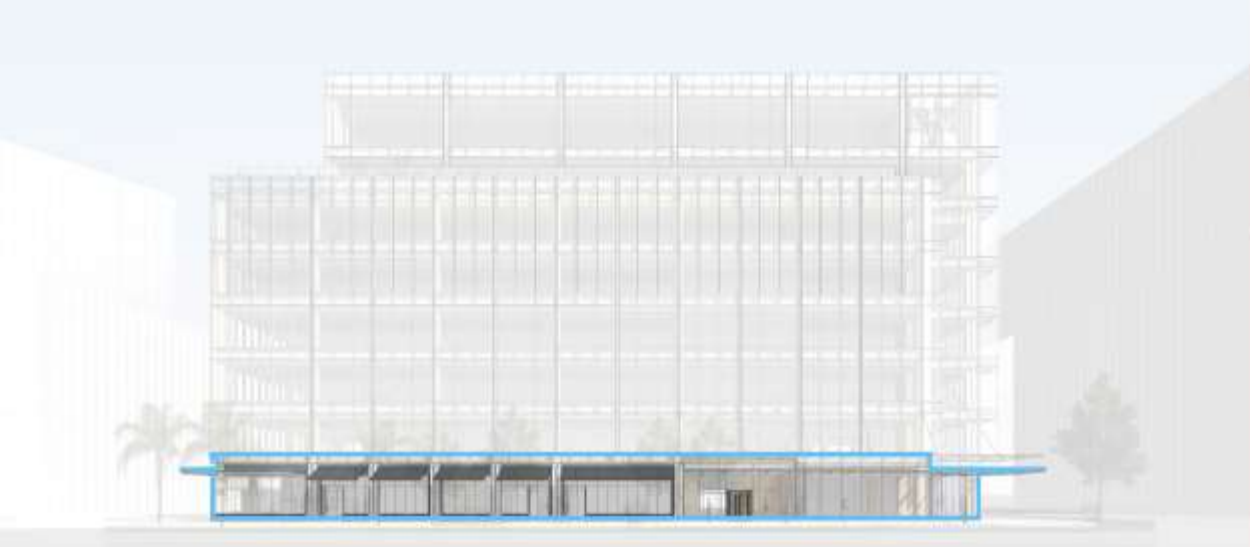
BUILDING ELEVATION - EAST

East elevation





West elevation rendering



West elevation detail



East elevation rendering



South elevation rendering



North elevation rendering



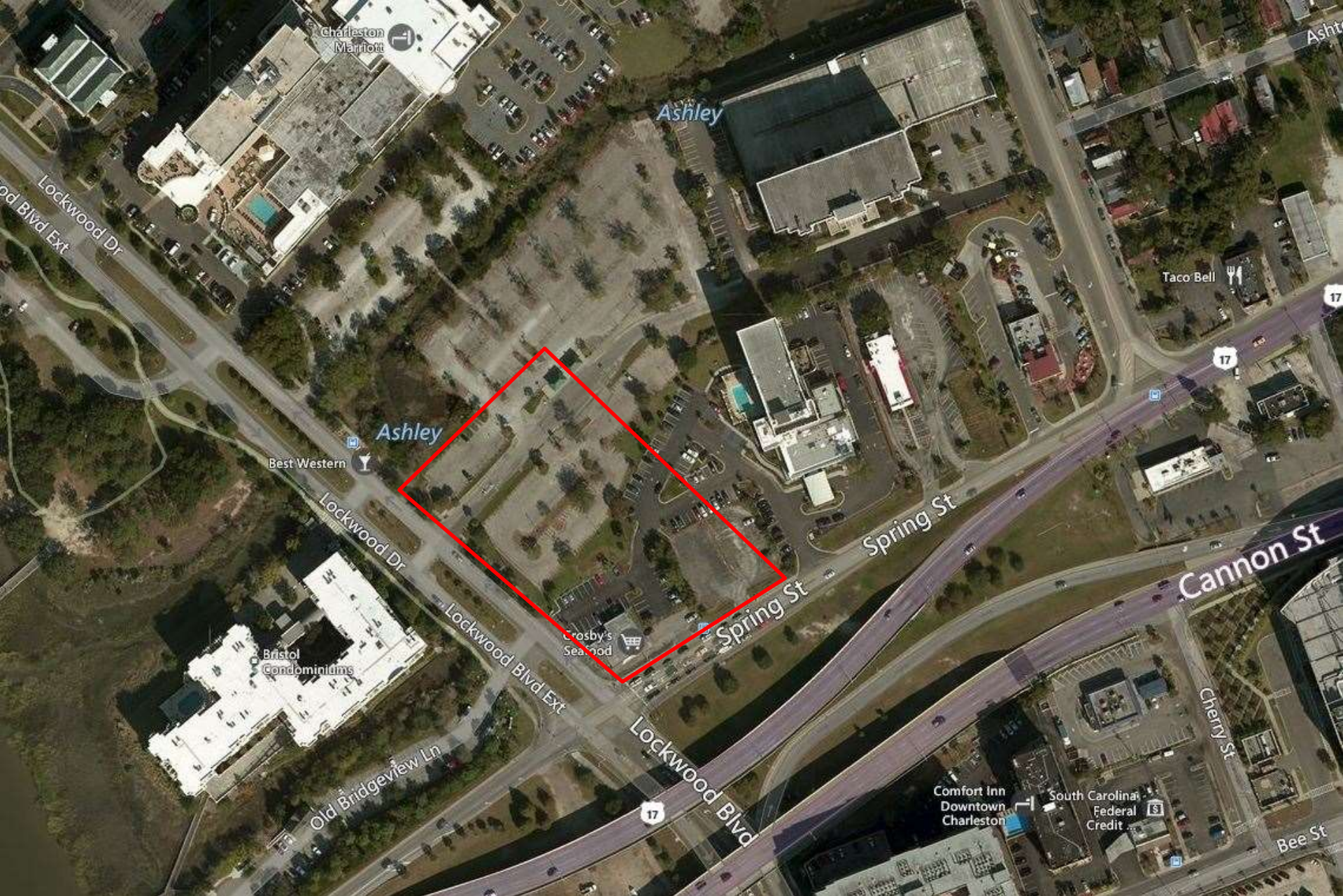
Rendering looking south west

Agenda Item 3:

382 Spring Street (10 Westedge)

Request conceptual approval for new construction of eight-story mixed-use development surrounding a five story garage.

(Westside)/ Old City District



Context



Neighborhood context photo key



#1 View towards Cannon street looking at MUSC campus



#2 View of McDonald's on Spring Street



#3 View of Bristol condominium on Lockwood blvd.



#4 View of Bristol marina on Lockwood blvd.



#5 View of Charleston Marriott on Lockwood blvd.



#6 View of Bee street lofts on Bee street



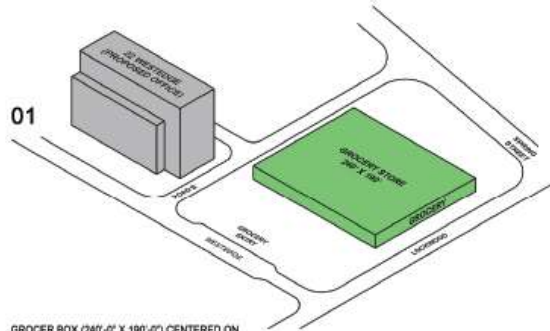
#7 View of MUSC campus



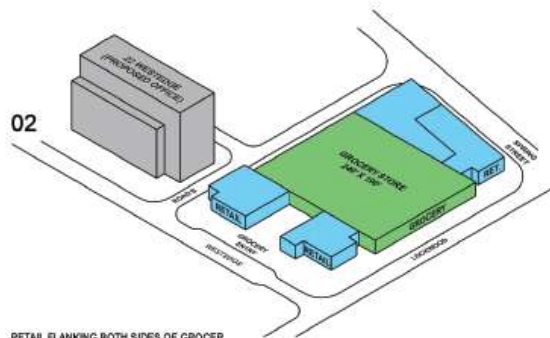
Master Plan Context

MASSING DIAGRAMS

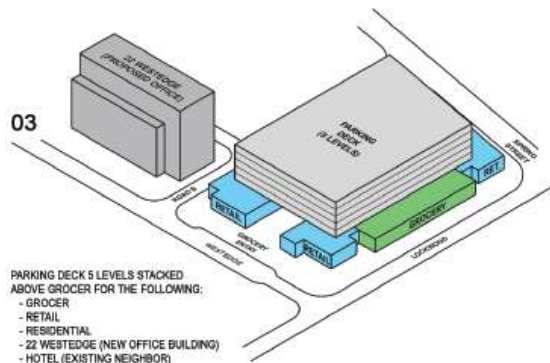
THE FOLLOWING DIAGRAMS ILLUSTRATE THE BUILDING MASSING COMPONENTS AND ARTICULATION STRATEGY



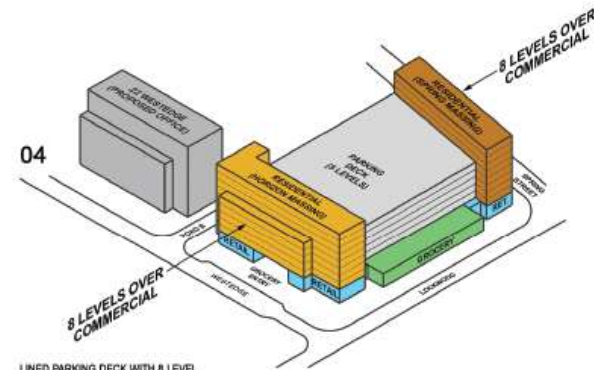
GROCER BOX (240'-0" X 190'-0") CENTERED ON LOCKWOOD TO ALLOW RETAIL PRESENCE ON WESTEDGE AND SPRINT.



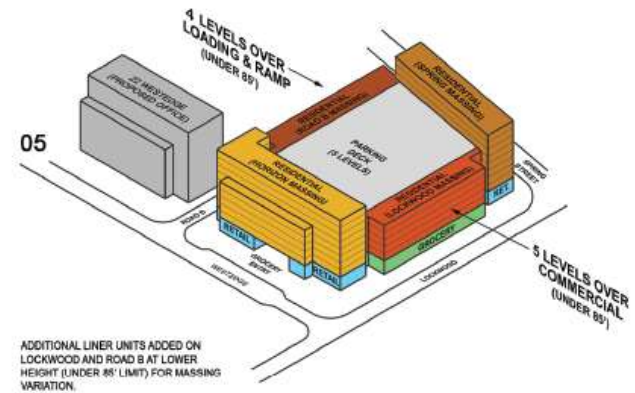
RETAIL FLANKING BOTH SIDES OF GROCER POSITIONED TO ALLOW PEDESTRIAN ENTRY TO GROCER ON WESTEDGE.



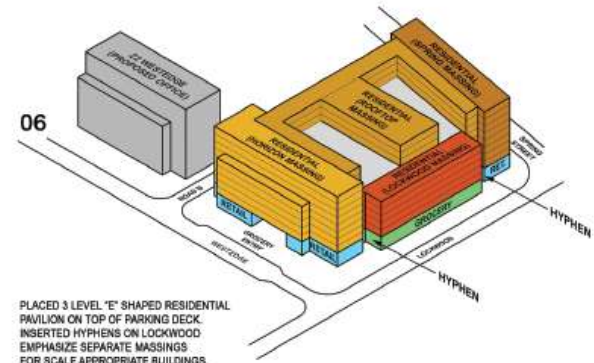
PARKING DECK 5 LEVELS STACKED ABOVE GROCER FOR THE FOLLOWING:
- GROCER
- RETAIL
- RESIDENTIAL
- 22 WESTEDGE (NEW OFFICE BUILDING)
- HOTEL (EXISTING NEIGHBOR)



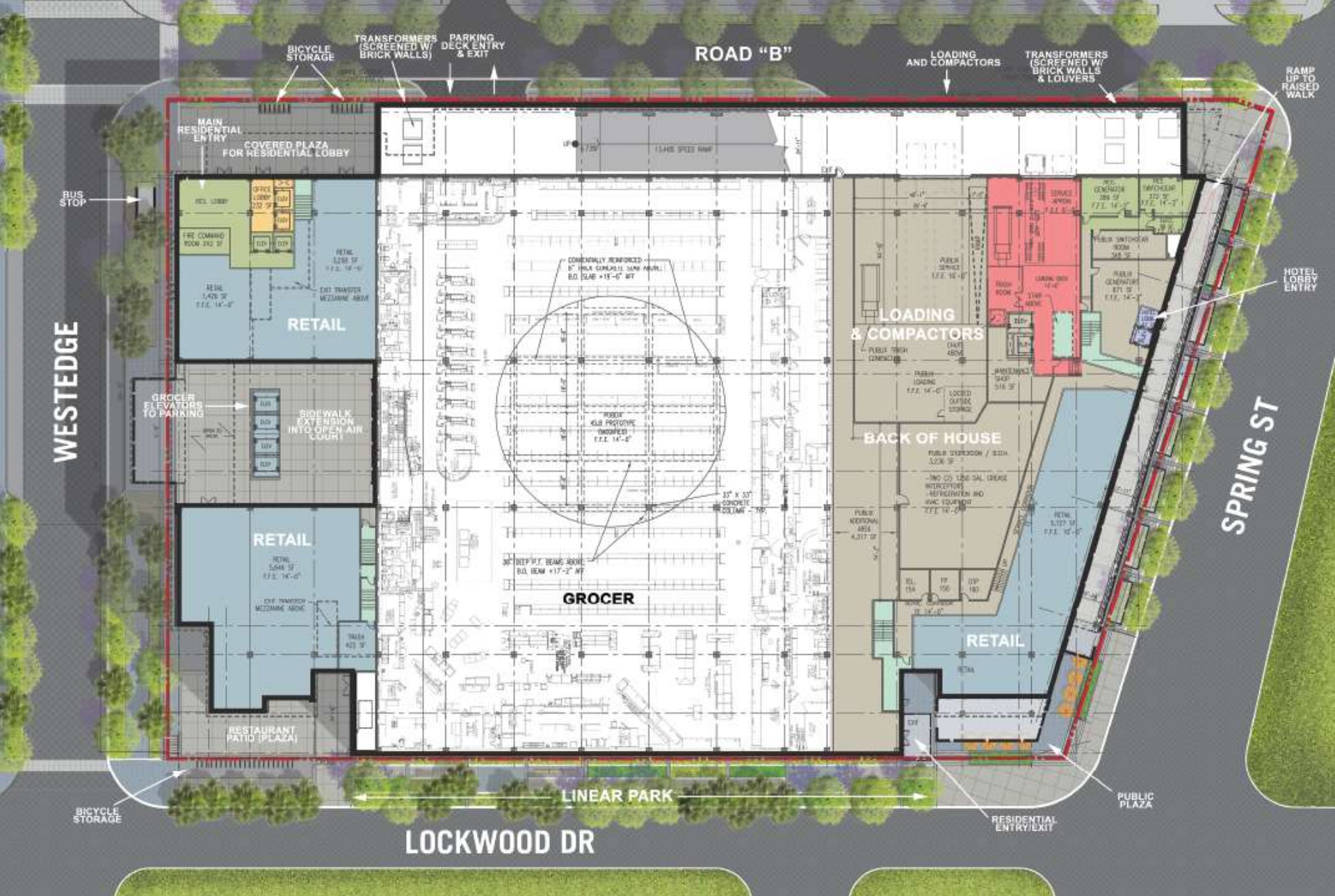
LINED PARKING DECK WITH 8 LEVEL MASSINGS OR "BOOKENDS" ON WESTEDGE AND SPRING.



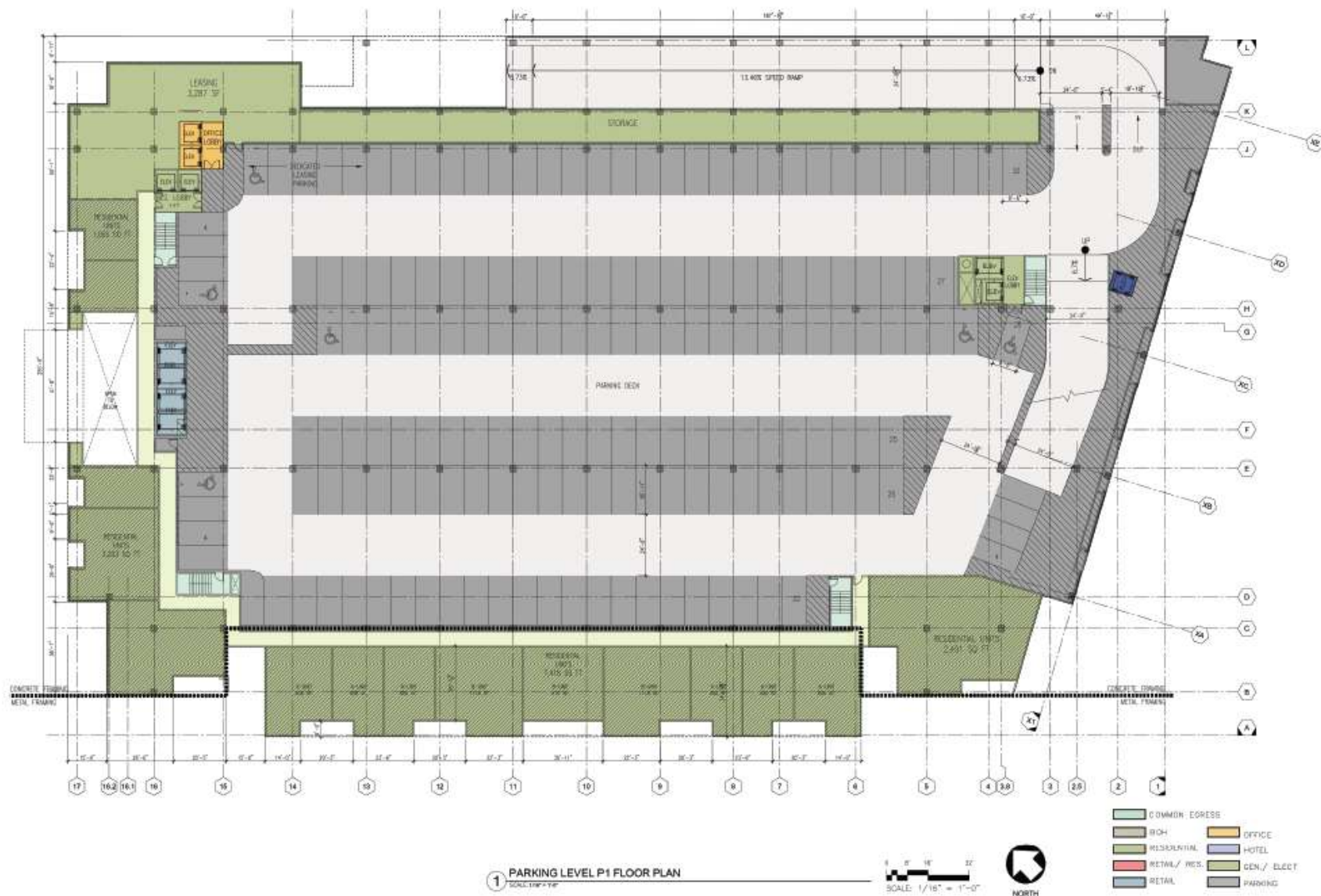
ADDITIONAL LINER UNITS ADDED ON LOCKWOOD AND ROAD B AT LOWER HEIGHT (UNDER 88' LIMIT) FOR MASSING VARIATION.



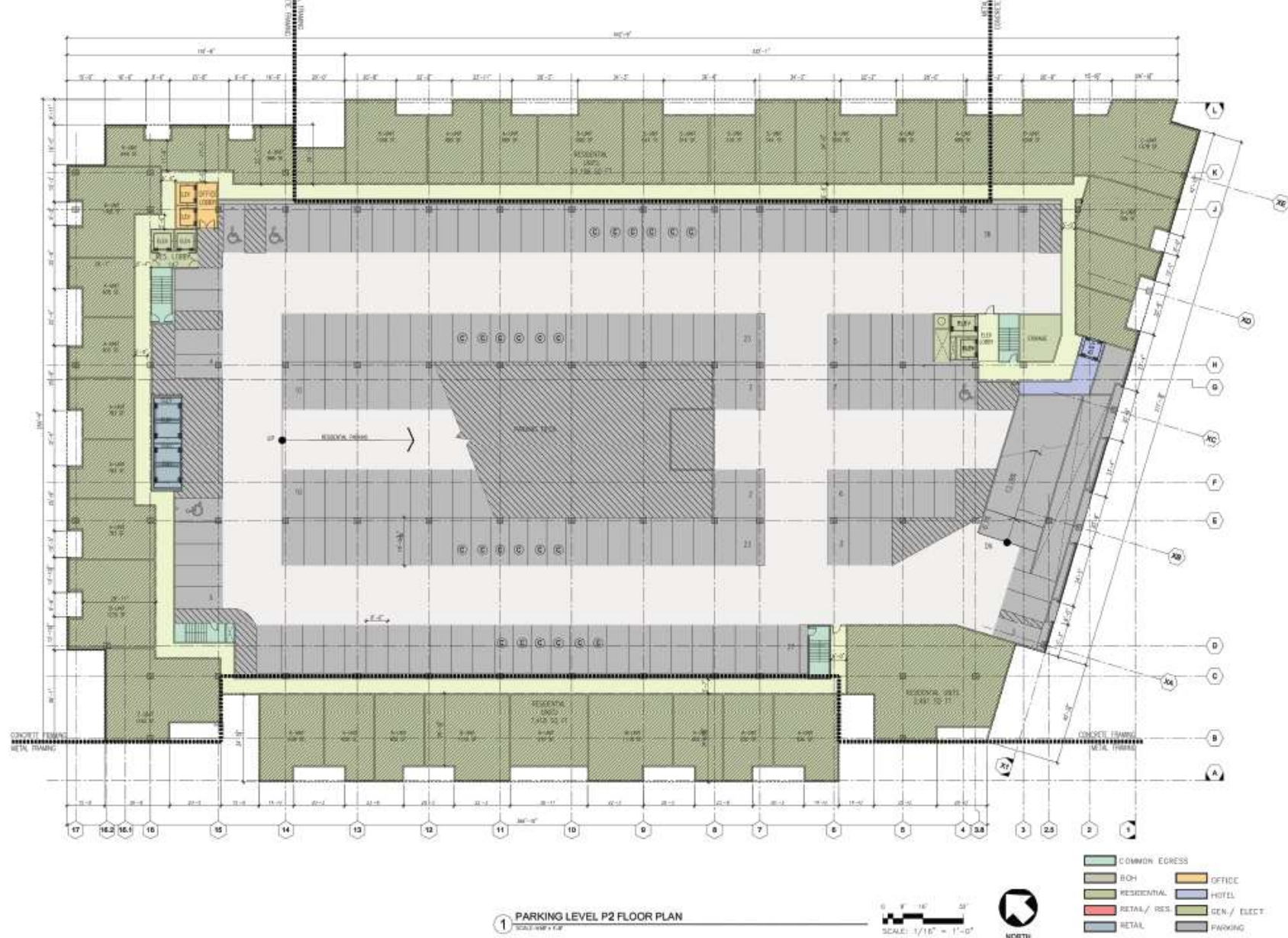
PLACED 3 LEVEL "E" SHAPED RESIDENTIAL PAVILION ON TOP OF PARKING DECK. INSERTED HYPHENS ON LOCKWOOD EMPHASIZE SEPARATE MASSINGS FOR SCALE APPROPRIATE BUILDINGS.



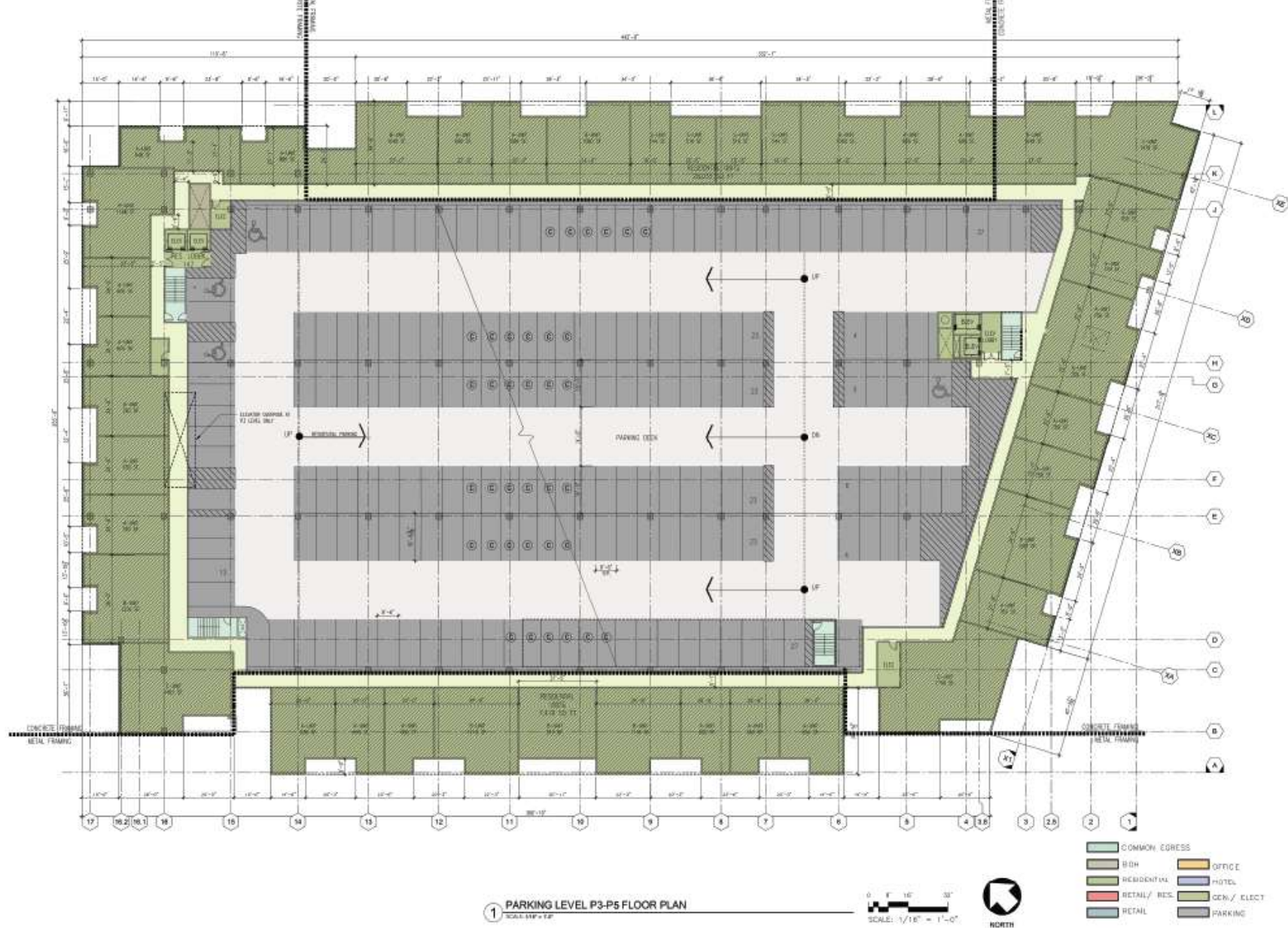
Ground level floorplan



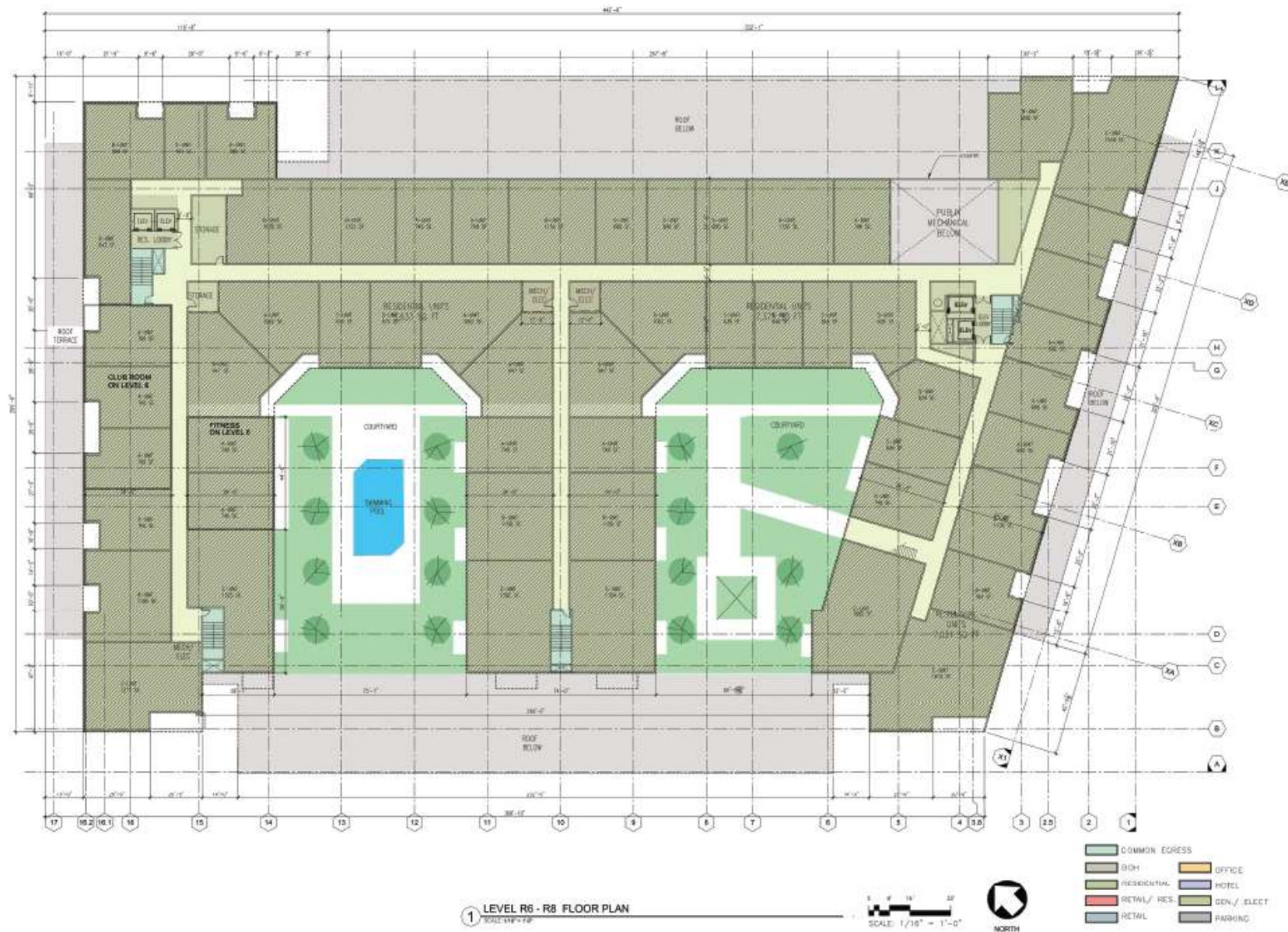
Parking level P1 floor plan



Parking level P2 floor plan



Parking level P3 – P5 floor plan



Level R6 – R8 floor plan



north elevation



Lockwood drive (west) elevation



Spring street (south) elevation



Road B (east) elevation



Rendering looking southwest from the intersection of Lockwood and Westedge



Detail rendering looking at Westedge ground floor retail



Detail rendering looking southwest at Westedge streetscape



Rendering looking northeast at intersection of Spring and Lockwood



Rendering looking northeast at intersection of Spring and Lockwood

